



Committed to the future of rural communities.

United States Department of Agriculture
Rural Development

TO: Participating GRH Lenders

FROM: Iowa's USDA, Rural Development Single Family Guaranteed Rural Housing Program (GRH) – August 2006

**** PLEASE DISTRIBUTE TO ALL WHO UTILIZE THE GRH PROGRAM ****

NEW NEWS



We have an **abundance of money** left to carry us through the end of the FY – 9/30/2006. Unfortunately, we are BEHIND last year by 14%. We look forward to working with you to assist more homebuyers than in the past!

Guaranteed lenders in Iowa continue to embrace the **5 Star Commitment to Expand Rural Minority Homeownership**. We believe that lenders are not always taking credit for what they have accomplished. If you have co-applicants on an application, it would be beneficial to enter the minority as the *first* applicant on the application.

Please see [AN 4200](#) below...we're making it easier to determine if **non-U.S. citizens are qualified** to receive Federal assistance!

MORE - Home Energy Advantage Pilot Program – (see [July 2006 newsletter](#)), all homes that are built to meet the 2000 International Energy Conservation Code (IECC) or 2003 Model Energy Code are considered energy efficient, and borrowers purchasing them are eligible for the 2 percentage point increase in the qualifying ratios. Existing homes that meet the same standard, or are being retrofitted to meet it, are also eligible. The program is a nationwide pilot, and will operate for the next 18 months.

New Construction Documentation – None needed with the application package since Iowa has adopted the above-reference codes.

Newer Home or Existing Home Documentation – The typical [1924-25, Plan Certification](#) issued will suffice as proof that home was built energy efficient. The lender could also provide certification that acceptable authorities verified that the house was built or improved according to the above-referenced codes.



PROCESSING

We have PLENTY of GRH MONEY AVAILABLE!

Form AD 1048 is **no longer needed** as long as the latest revision of the [1980-21](#) is utilized (6/06).

Imaged signatures are now acceptable on form 1980-21, Request for Guarantee!

NEW ADMINISTRATIVE NOTICES (ANs)

ANs for the last 12 months may be found at http://www.rurdev.usda.gov/regs/an_list.html.

[AN 4200](#) - Eligibility of Non-U.S. Citizens for SFHGLP Assistance & the Systematic Alien Verification for Entitlements (SAVE) Program

This AN is intended to furnish guidance concerning access to the SAVE Program database maintained by the Department of Homeland Security (DHS) Citizenship and Immigration Services (CIS). **SAVE may assist in determining whether non-U.S. citizens are qualified to receive Federal assistance.** This AN also describes

what documentation non-U.S. citizens must supply when SAVE does not achieve a determination, in order to be considered for a loan note guarantee under SFHGLP.

This AN revises and replaces RD AN No. 4149 which was dated March 10, 2006. It differs from the previous AN in that it describes Agency use of SAVE to verify whether non-U.S. citizens may receive Federal assistance under the SFHGLP. This AN also differs from the previous AN in that it introduces information concerning Native Americans crossing the border from Canada under the Jay Treaty.

AN 4199 – SFHLP Section 8 Homeownership Vouchers

The purpose of this AN is to clarify how Section 8 Homeownership Vouchers may be used for qualifying applicants under SFHGLP.

There is no previous AN on this subject.

AN 4196 – SFHGLP Condominium Requirements

The purpose of this AN is to clarify SFHGLP condominium requirements, and how to determine if the condominium has been approved or accepted by the United States Department of Housing and Urban Development (HUD), Veteran Affairs (VA), Fannie Mae (FNMA), or Freddie Mac (FHLMC).

PLEASE NOTE: Participating lenders may certify to RD that they have reviewed the condo docs, & that the condo is in compliance with HUD, VA, Fannie Mae, or Freddie Mac guidelines. RD's Condo Certification Form (Exhibit A) is attached to this AN. Use is optional. Aside from the lender certification to RD, all condo docs should remain in the lender's file & should be available upon request.

This AN replaces RD AN No. 4081, dated May 4, 2005 that is hereby retired.

USEFUL INFO

Iowa GRH Handbook & Newsletters <http://www.rurdev.usda.gov/ia/rhsg.html>

Property & Income Eligibility <http://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do>

RD Properties for Sale <http://www.resales.usda.gov/>

USDA, Rural Development <http://www.rurdev.usda.gov/>

Iowa USDA, Rural Development <http://www.rurdev.usda.gov/ia/>

USDA, Rural Development offices will be **closed** on the following days:

Monday, September 4, 2006 – Labor Day

Monday, October 9, 2006 – Columbus Day

Friday, November 10, 2006 – In Observance of Veteran's Day



Iowa State Office Single Family Housing Staff

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Lender Assignments to **RD offices** are based upon the location of the customer's main office. Iowa RD offices may be found at http://www.rurdev.usda.gov/ia/la_locations.html (click on the address or type it into your browser)

To request changes to our email list such as removals or additions, please e-mail heather.honkomp@ia.usda.gov with your request. Be sure to include contact name, business name, location, phone number, and email address. We appreciate your assistance with the maintenance of our email list.

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Complaints of discrimination should be sent to: USDA, Director, OCR, Washington, D.C. 20250-9410